

**FALLBROOK COMMUNITY PLANNING GROUP**  
**And**  
**DESIGN REVIEW BOARD**

Regular Meeting

Monday 17 December 2018, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook  
AGENDA as of 12/6//2018

**NOTE. Due to the planned resignation of William Leach on 1 January 2019 there will be an opening on the Fallbrook Community Planning Group. Interested individuals please contact the chair, (see below) to receive an application.**

1. Open Forum. Opportunity for members of the public to speak to the Planning Group on any subject matter within the Group's jurisdiction but not on today's agenda. Three minute limitation. Non-discussion, & Non-voting item.
2. Approval of the minutes for the meeting of 19 November 2018. Voting Item.
3. Request for a Minor Deviation to a Site Plan or Use permit for new signage for the Union Oil station at 1202 S. Main Avenue (APN 104-341-09). Owner Union Oil, Contact person Domingo Rocha, 818-857-7239, [domingo@promotionsplusinc.com](mailto:domingo@promotionsplusinc.com). County planner A.J. Morales, [aj.morales@sdcounty.ca.gov](mailto:aj.morales@sdcounty.ca.gov). Continued at the 19 Nov FCPG meeting. **Design Review Committee**. Community input. Voting item. (9/25)
4. MUP74-165W1 Monserate Winery Major Use Permit modification locater at 2757 Gird Road APN 107-240-51; 107-420-16, 17; 124-330-04, 14, 15, 20 for winery/passive open space or similar gatherings and/or SPA facilities totaling 24.8 of the 116 Acers with the remainder and open space/agricultural easement to prohibit future development. Portions to be planted as vineyards. Events and Weddings. It is anticipated that the site would host weddings and/or events on average three times a week, for a total of up to 170 events per year, per venue. Any event would accommodate a maximum of 250 guests. Most events would be held on Friday, Saturday, or Sunday and would be scheduled to occur when the tasting room is closed so that overlap in the arrival and/or departure of guests and parking with other general visitors of the winery does not occur.  
Outdoor sound for weddings would be limited to light ceremony music and officiants. Any wedding ceremony or event where music is not played may be held in the proposed adjacent open field (to be located west of the tasting room) or at the vineyard; events with loud amplified music would be held in the barrel room and/or barns. Accessory events would otherwise be held in the tasting room or on the outdoor covered patio. Pursuant to the San Diego County Noise Ordinance all events would be conditioned to meet the 45 dB interior noise level after 10:00 p.m. Owner Gird Valley, Inc, 760-451-3600. Contact person Steve Wragg, 858-614-5059, [swragg@mbakerint.com](mailto:swragg@mbakerint.com). County planner Michelle Chan, 858-495-5428, [michellechan@sdcounty.ca.gov](mailto:michellechan@sdcounty.ca.gov). **Land Use and Design Review Committees**. Community input. Voting item. (10/19)
5. A presentation on The Fallbrook 40MW Battery Energy Storage System (BESS) proposed Address: 1405 East Mission Road, APN: 105-410-19-00 by AES would help SDG&E meet their energy storage mandate while also providing local area capacity for electrical system reliability and

flexibility. AES and SDG&E have already entered into an agreement for SDG&E to purchase the system from AES once operational. As part of the California Public Utility Commission's (CPUC's) energy and environmental policies for the electricity sector, which mandate that SDG&E must procure and maintain a minimum amount of electric power capacity, the Fallbrook BESS project ("project") would be part of a sustainable solution to:

- Ø Maintain grid reliability;
- Ø Enable increasing amounts of intermittent renewable energy generating sources to be accessed;
- Ø Reduce greenhouse gas (GHG) and criteria air pollutant emissions from the electricity sector;
- Ø Reduce marine impacts from once-through-cooling power plants;
- Ø Upgrade aging infrastructure; and
- Ø Support increased and new electricity demand from non-traditional users such as transportation.

Battery-based energy storage provides flexibility to the electrical grid by storing energy produced during periods of oversupply and discharging to the electrical grid during periods of high demand. A battery system can provide instantaneous response, as compared to a slower ramping rate of a traditional gas-fired generation resource and can provide this response repeatedly in all hours. Energy storage speed of response serves to reduce the total amount of reserve power needed to manage the grid effectively, providing savings and reliability benefits. By building the proposed project, a clean, reliable resource would be gained to help integrate renewables, reduce dependence on gas-fired generation, eliminate ocean water for cooling, reduce fresh water consumption, and reduce GHG and criteria air pollutant emissions. This project meets SDG&E's capacity requirements and contributes to their energy storage mandate. Contact persons Jennifer Purczynski, 760-801-8967, and Daren Kilish, [daren.kilish@fluenceenergy.com](mailto:daren.kilish@fluenceenergy.com). Community input. Non-voting item. (12/6)

NOTE: The Planning Group occasionally has openings on its **Land Use** (Jack Wood 760-731-3193), **Circulation** (Roy Moosa 760-723-1181), **Parks & Recreation** (Donna Gebhart 760-731-9441), **Public Facilities** (Roy Moosa 760-723-1181) and **Design Review** (Eileen Delaney 760-518-8888) Committees for non-elected citizens. Interested persons please contact the Chairman. This is a preliminary agenda. If any changes are made, a final agenda will be posted at the North County Fire District, 315 E. Ivy Street, Fallbrook, at least 72 hours prior to the meeting.  
Jim Russell, Chairman, 205 Calle Linda, Fallbrook, California 92028, (760) 728-8081, 760-580-5516, [russellfarms@roadrunner.com](mailto:russellfarms@roadrunner.com)